

**UNITED STATES BANKRUPTCY COURT FOR  
THE EASTERN DISTRICT OF PENNSYLVANIA**

**IN RE:**

**BK. No. 13-20426 MDC**

**JEFFREY JOHNSON**

**STEPHANIE A. JOHNSON**

**A/K/A STEPHANIE PARKER A/K/A STEPHANIE  
JOHNSON**

**Debtors**

**WELLS FARGO BANK, N.A.**

**Movant**

**v.**

**JEFFREY JOHNSON**

**STEPHANIE A. JOHNSON**

**A/K/A STEPHANIE PARKER A/K/A STEPHANIE  
JOHNSON**

**Respondents**

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**Chapter No. 13**

**CERTIFICATION OF NO ANSWER**

I counsel for the Movant, hereby certify that no answer has been served or filed to the Motion for Relief and that a Default Order may be entered granting the Movant relief from the automatic stay.

Date: September 28, 2016

/s/ Jerome Blank

Jerome Blank

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone Number: 215-563-7000

Fax Number: 215-568-7616

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**IN RE:**

**JEFFREY JOHNSON**

**BK. No. 13-20426 MDC**

**STEPHANIE A. JOHNSON**

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**A/K/A STEPHANIE PARKER A/K/A STEPHANIE  
JOHNSON**

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**WELLS FARGO BANK, N.A.**

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**JEFFREY JOHNSON**

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**A/K/A STEPHANIE PARKER A/K/A STEPHANIE  
JOHNSON**

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**Respondents**

**CERTIFICATE OF SERVICE**

I hereby certify that on September 28, 2016, I caused to be mailed a true and correct copy of the Certificate of No Answer to the interested parties listed below by First Class Mail or by electronic means.

**WILLIAM C. MILLER, ESQUIRE (TRUSTEE)**  
1234 Market Street, Suite 1813  
Philadelphia, PA 19107

**JEFFREY JOHNSON**  
492 WOODHAVEN ROAD  
PHILADELPHIA, PA 19116-2038

**ELLIS B. KLEIN, ESQUIRE**  
3554 HULMEVILLE ROAD, SUITE 102  
BENSALEM, PA 19020  
UNITED STATES TRUSTEE  
OFFICE OF THE U.S. TRUSTEE  
833 CHESTNUT STREET  
SUITE 500  
PHILADELPHIA, PA 19107

**STEPHANIE JOHNSON**  
492 WOODHAVEN ROAD  
PHILADELPHIA, PA 19116-2038

/s/ Jerome Blank

Jerome Blank  
Phelan Hallinan Diamond & Jones, LLP  
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**PHELAN HALLINAN DIAMOND &  
JONES, LLP**

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Bankruptcy Fax # 215-568-7616

Jerome Blank Esq.

REPRESENTING LENDERS IN  
Pennsylvania

September 28, 2016

**MEMORANDUM**

**TO:** WELLS FARGO BANK, N.A.  
**ATTN:** BANKRUPTCY DEPARTMENT  
**RE:** JEFFREY JOHNSON  
STEPHANIE A. JOHNSON  
A/K/A STEPHANIE PARKER A/K/A STEPHANIE JOHNSON  
**Loan No:** 0373396571

Enclosed please find a copy of the Certification of No Answer, which has been filed with the Court.

Very Truly Yours,

/s/ Jerome Blank

Jerome Blank  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Phone Number: 215-563-7000  
Fax Number: 215-568-7616

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT. WE ARE ONLY PROCEEDING AGAINST THE REAL ESTATE SECURED BY THE MORTGAGE.

**PHELAN HALLINAN DIAMOND &  
JONES, LLP**

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Bankruptcy Fax # 215-568-7616

Representing Lenders in  
Pennsylvania

Jerome Blank Esq.

September 28, 2016

ELLIS B. KLEIN, ESQUIRE  
3554 HULMEVILLE ROAD, SUITE 102  
BENSALEM, PA 19020

**Movant: WELLS FARGO BANK, N.A.**  
**Re: JEFFREY JOHNSON AND STEPHANIE A. JOHNSON A/K/A STEPHANIE**  
**JOHNSON A/K/A STEPHANIE PARKER**  
**Bankruptcy No.: 13-20426 MDC**

Dear Counselor:

Enclosed please find a copy of the Certification of No Answer, the original of which has been filed with Bankruptcy Court in the above-referenced matter.

Very truly yours,

/s/ Jerome Blank

Jerome Blank  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Phone Number: 215-563-7000 /attorneyExt/  
Fax Number: 215-568-7616  
Email: /attorneyEmail/  
enc

cc: JEFFREY JOHNSON  
STEPHANIE JOHNSON  
WILLIAM C. MILLER, ESQUIRE (TRUSTEE)  
UNITED STATES TRUSTEE  
WELLS FARGO BANK, N.A. (FORT MILL, SC)  
ATTENTION: BANKRUPTCY DEPARTMENT  
ACCOUNT NO.: 0373396571

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**IN THE UNITED STATES BANKRUPTCY COURT  
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STEPHANIE A. JOHNSON  
A/K/A STEPHANIE PARKER A/K/A  
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**ORDER MODIFYING §362 AUTOMATIC STAY**

**AND NOW**, this            day of            , 2016, at **PHILADELPHIA**, upon Motion of **WELLS FARGO BANK, N.A., AS SERVICER FOR THE MORTGAGEE OF RECORD** (Movant), it is:

**ORDERED AND DECREED:** that Movant shall be permitted to reasonably communicate with the Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

**ORDERED** that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 492 WOODHAVEN ROAD, PHILADELPHIA, PA 19116-2038(hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage.

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MAGDELINE D. COLEMAN, BANKRUPTCY JUDGE

WILLIAM C. MILLER, ESQUIRE  
(TRUSTEE)  
1234 Market Street, Suite 1813  
Philadelphia, PA 19107

ELLIS B. KLEIN, ESQUIRE  
3554 HULMEVILLE ROAD, SUITE  
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